

108.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

611,400 / 611,400

USE VALUE:

611,400 / 611,400

ASSESSED:

611,400 / 611,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
345		FOREST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VARKEY THOMAS	
Owner 2: VARKEY MILAN MARY	
Owner 3:	

Street 1: 345 FOREST ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: RALPH S LESTER -	
Owner 2: RALPH JOYCE P -	
Street 1: 345 FOREST ST	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains 7,849 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7849		Sq. Ft.	Site		0	70.	0.84	5									458,829						458,800	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							
101	7849.000	152,600		458,800	611,400							
Total Card	0.180	152,600		458,800	611,400		Entered Lot Size					
Total Parcel	0.180	152,600		458,800	611,400		Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	441.13	/Parcel:	441.1	Land Unit Type:					

PREVIOUS ASSESSMENT							Parcel ID		108.0-0002-0018.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	152,700	0	7,849.	458,800	611,500	611,500	Year End Roll	12/18/2019
2019	101	FV	138,200	0	7,849.	465,400	603,600	603,600	Year End Roll	1/3/2019
2018	101	FV	138,200	0	7,849.	347,400	485,600	485,600	Year End Roll	12/20/2017
2017	101	FV	138,200	0	7,849.	314,600	452,800	452,800	Year End Roll	1/3/2017
2016	101	FV	138,200	0	7,849.	301,500	439,700	439,700	Year End	1/4/2016
2015	101	FV	137,500	0	7,849.	255,600	393,100	393,100	Year End Roll	12/11/2014
2014	101	FV	137,500	0	7,849.	242,500	380,000	380,000	Year End Roll	12/16/2013
2013	101	FV	137,500	0	7,849.	230,700	368,200	368,200		12/13/2012

SALES INFORMATION							TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
RALPH S LESTER,	51727-356		9/26/2008		358,000	No	No			
KATSOS GEORGE J	38159-260		3/4/2003	Convenience	236,400	No	No			
	8350-173		1/1/1901	Family		No	No	N		

BUILDING PERMITS							ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
7/22/2015	994	Addition	47,500	7/22/2015				Build 9 x 20 addit	8/31/2018	MEAS&NOTICE	BS	Barbara S	
4/23/2008	384	Manual	6,000			G9	GR FY09	replace rotted stu	12/12/2008	Meas/Inspect	163	PATRIOT	
									4/6/2000	Inspected	264	PATRIOT	
									11/29/1999	Mailer Sent			
									10/28/1999	Measured	256	PATRIOT	
									1/1/1982		MS		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

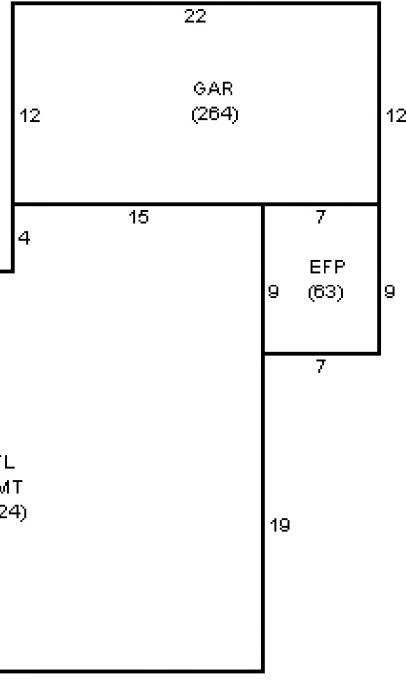
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1955
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	35.6	%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	126.968
Other Features:	62250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	236991
Depreciation:	84369
Depreciated Total:	152622

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	126.97	
Special Features:	0	Val/Su Net:	70.16	
Final Total:	152600	Val/Su SzAd:	165.15	

PARCEL ID

108.0-0002-0018.0

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	924	50.470	46,634	BMT	100	RRM	50	C	
FFL	First Floor	924	126.970	117,318						
GAR	Garage	264	24.230	6,395						
EFP	Enclos Porch	63	69.730	4,393						
	Net Sketched Area:	2,175	Total:	174,740						
Size Ad	924	Gross Are	2175	FinArea	1386					

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: